

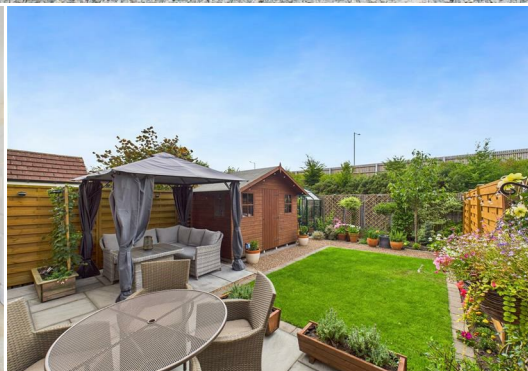
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**Limb**  
MOVING HOME



*17 Harewood Crest, Brough, East Yorkshire, HU15 1QD*

- 📍 Semi-Detached Townhouse
- 📍 Immaculate & Versatile
- 📍 Delightful Rear Garden
- 📍 Council Tax Band = D
- 📍 Modern Fittings
- 📍 Three/Four Bedrooms
- 📍 Parking & Garage
- 📍 Freehold / EPC = C

**£265,000**



## INTRODUCTION

Presenting an immaculately maintained semi-detached townhouse, expertly designed over three floors. The ground floor accommodates an entrance hallway, cloaks/W.C., utility room, and a versatile sitting room/bedroom. The primary living spaces on the first floor include a modern dining kitchen and a spacious 'L' shaped lounge.

The second floor comprises three bedrooms, including an en-suite shower room, and a family bathroom. This property offers front parking for two vehicles and an integral garage with an up and over door, presently serving as a gym with extensive storage. The delightful rear garden, complete with a patio, gazebo, and lush lawn, offers an ideal setting for relaxation and outdoor enjoyment.

## LOCATION

Harewood Crest is situated off Ruskin Way, Brough. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

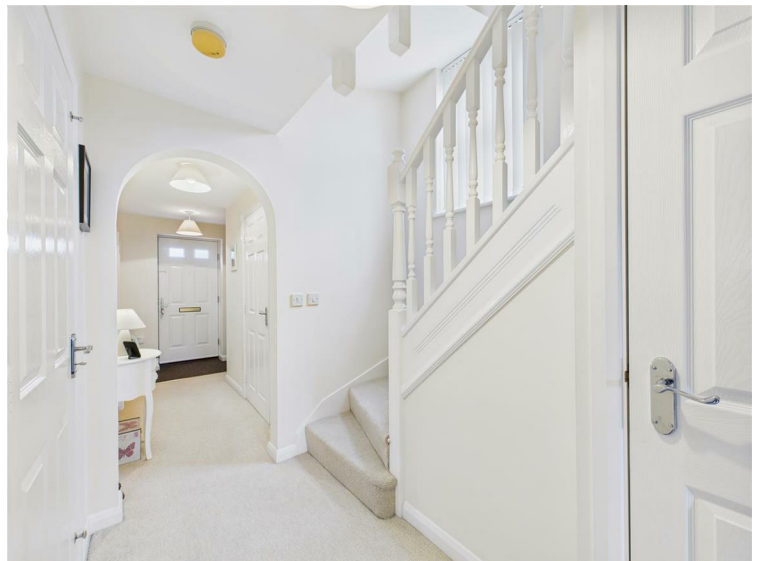
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.  
Internal access door to garage.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. External access door to rear.



## SITTING ROOM / BEDROOM 4

With French doors leading out to the rear patio.



## FIRST FLOOR

### LANDING

With staircase leading up to the first floor.

## DINING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, double oven, four ring gas hob with filter hood above, integrated dishwasher and space for fridge/freezer. There is a useful central island with further storage. Windows to rear.



## DINING AREA



## LOUNGE

Spacious 'L' shaped lounge with French doors with 'Juliet' style retaining balcony and window to front.



## SECOND FLOOR

### LANDING

With large cylinder/Airing cupboard.



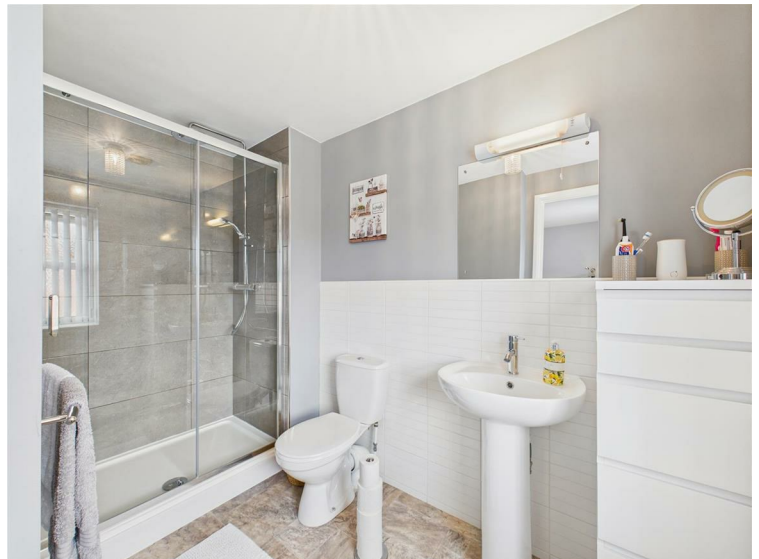
## BEDROOM 1

With fitted wardrobes and window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure, wash hand basin and low flush W.C. Part tiled walls and window to front.



## BEDROOM 2

With fitted wardrobes and window to rear.



## BEDROOM 3

Window to rear.





## BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls.



## OUTSIDE

Outside, the delightful rear garden provides an ideal space for relaxation and enjoyment, complete with a patio area and gazebo, a lush lawn, and attractive planted borders, plus a large shed and greenhouse. Practical elements include parking for two vehicles to the front and an integral garage with an up and over door, currently configured as a gym with ample storage, offering both convenience and adaptability.



## PATIO & GAZEBO



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Carpets, curtains, blinds, shutters and light fittings are included. Other items may be available by separate negotiation.

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.



## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

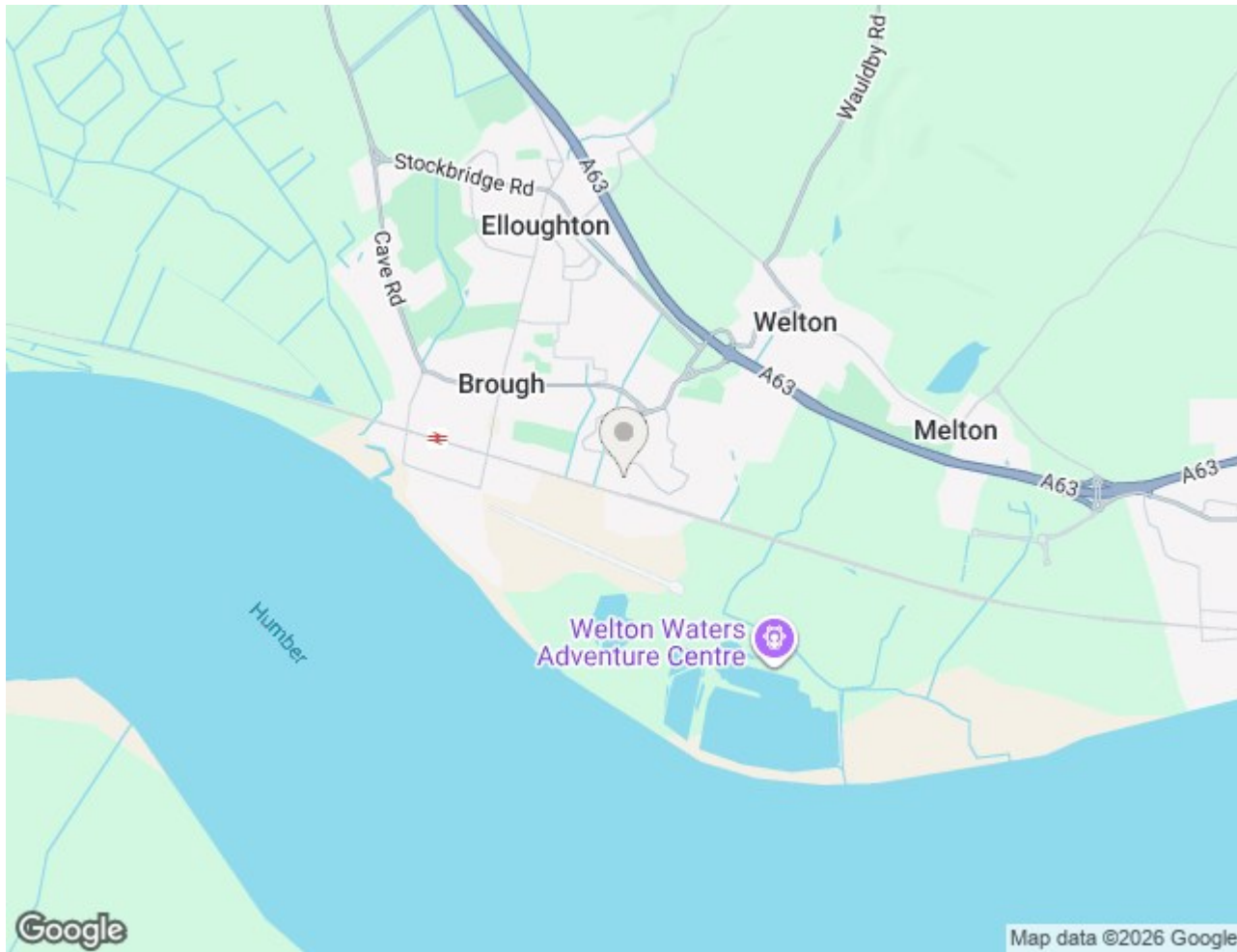
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

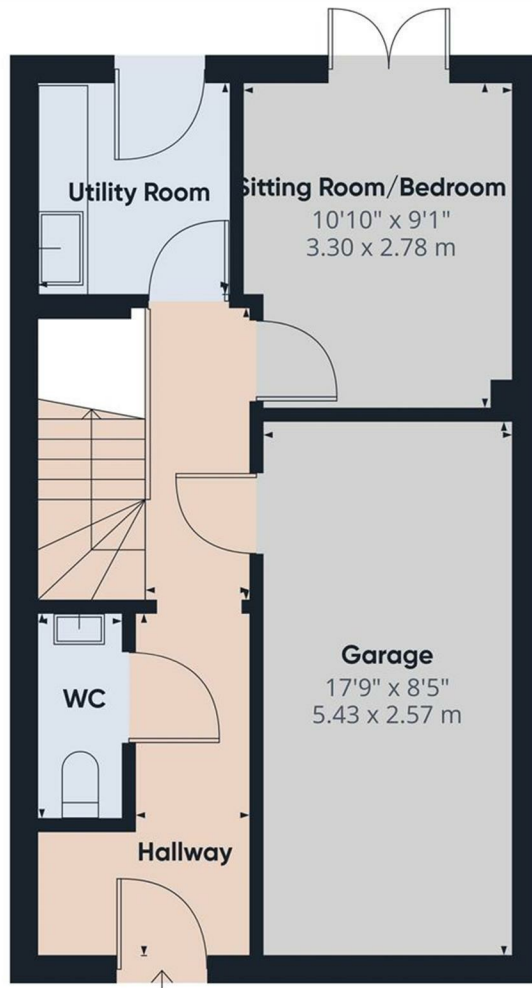
## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0



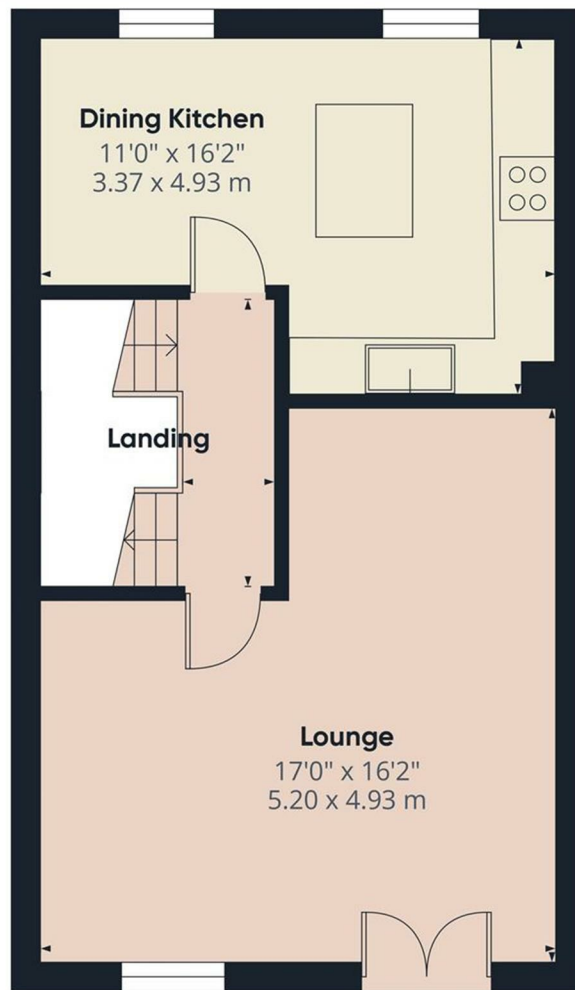
Approximate total area<sup>(1)</sup>  
442 ft<sup>2</sup>  
41 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Floor 1

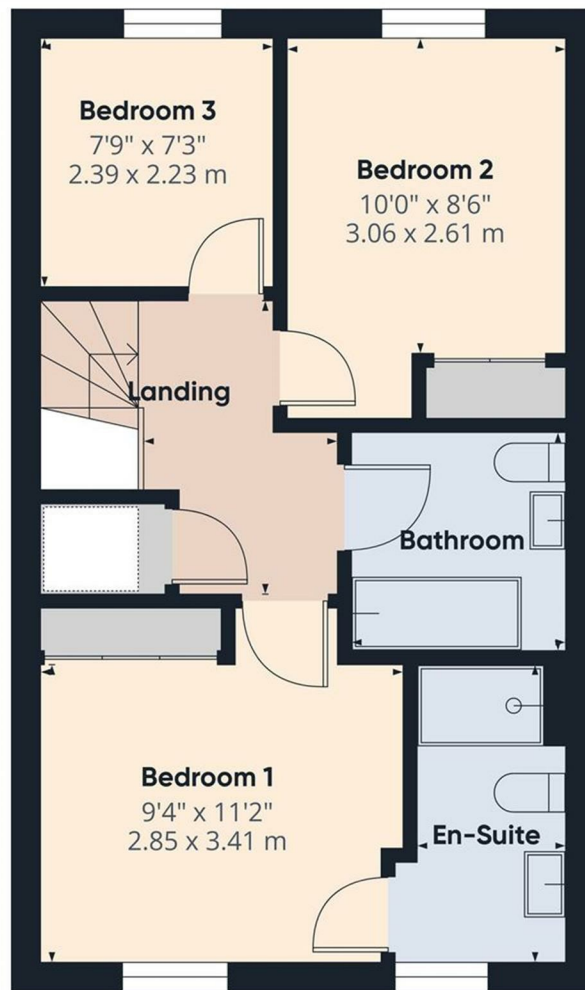


Approximate total area<sup>(1)</sup>  
412 ft<sup>2</sup>  
38.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2




Approximate total area<sup>m</sup>  
420 ft<sup>2</sup>  
39 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	